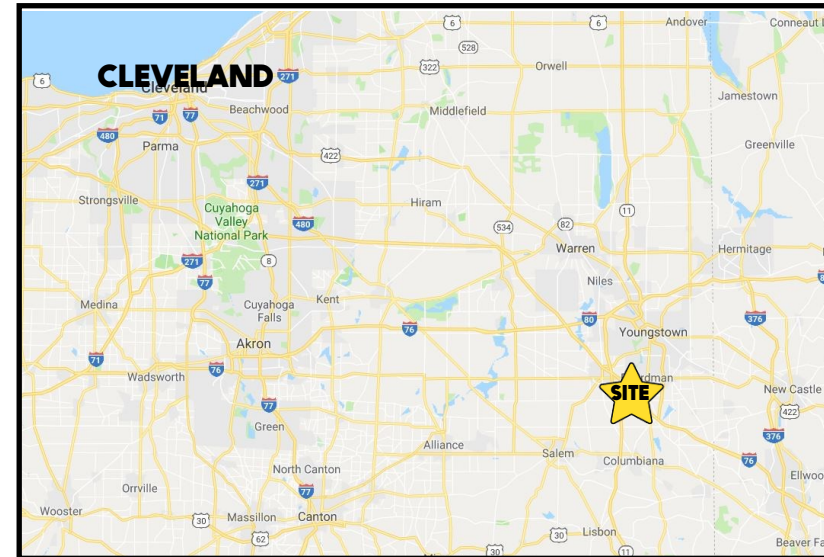


LOCATION

822 E. Western Reserve Rd, Youngstown, OH 44514



HIGHLIGHTS

- Updated office condominium
- Full finished basement
- Conveniently located on Western Reserve Rd by South Ave and I-680 on/off ramp
- Located in a professional setting
- Lower level can be subdivided

TRAFFIC

Western Reserve Rd = 15,677 VPD
South Ave = 12,730 VPD

CONTACT

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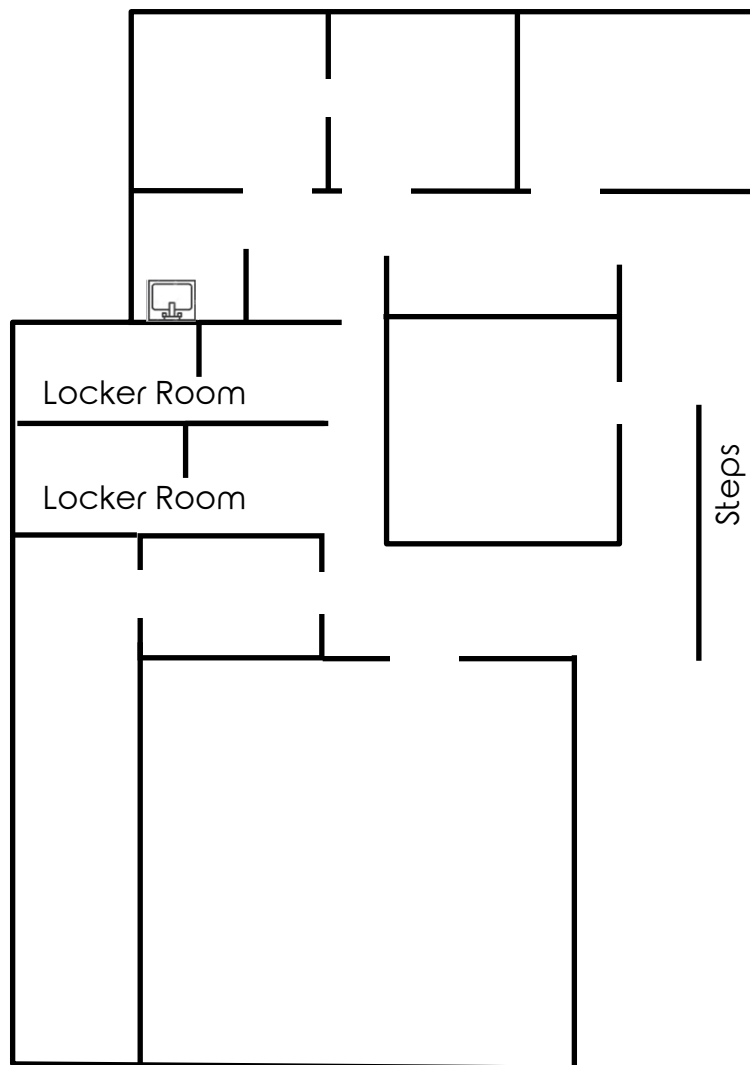


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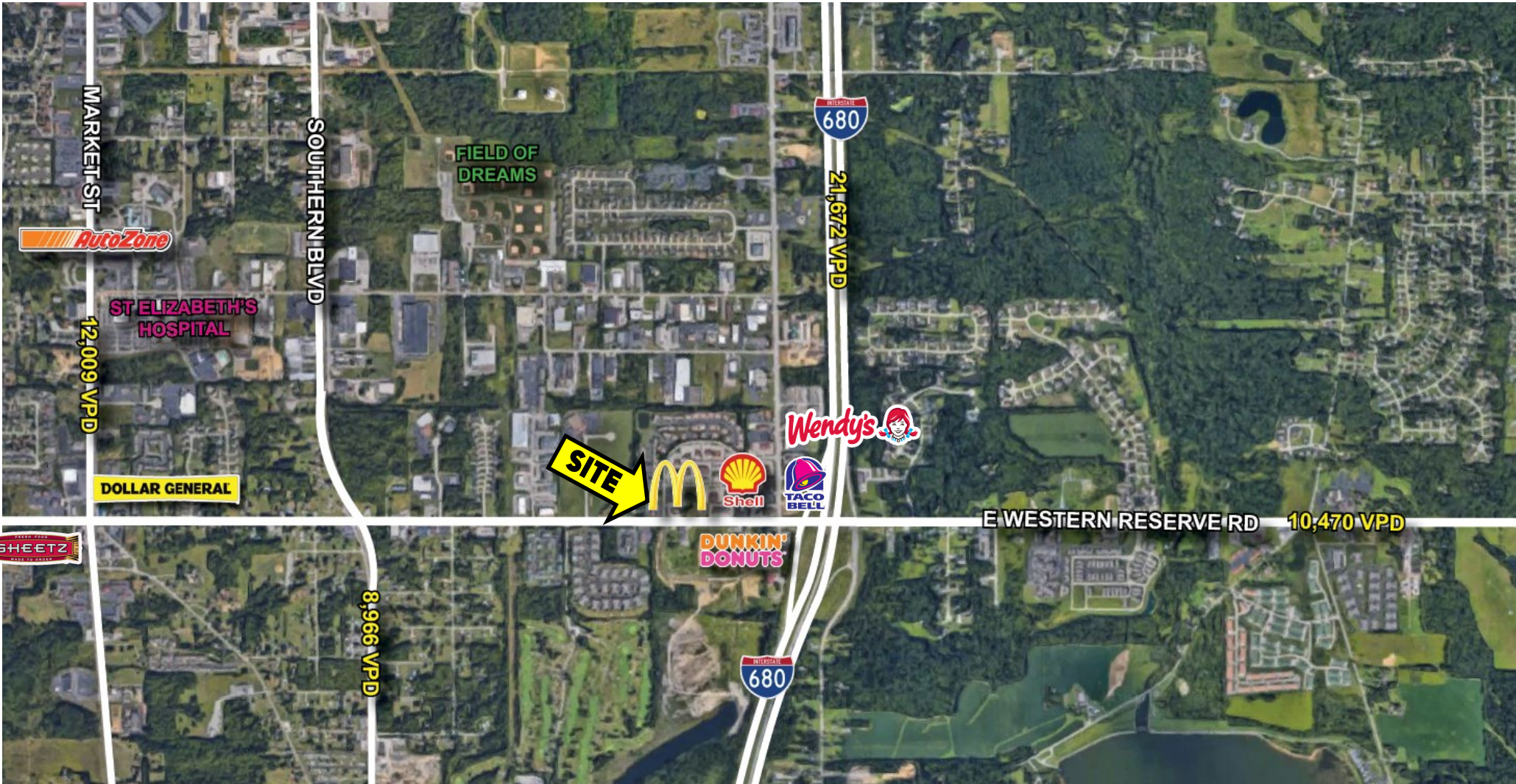
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Lower Level



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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	1,970	23,180	74,011
HOUSEHOLDS	859	9,823	31,383
AVERAGE AGE	49	45	43
MEDIAN HH INCOME	\$57,464	\$76,402	\$61,749

SITE INFORMATION

LOCATION	Boardman Township; Mahoning County
PROPERTY TYPE	Office condominium
AVAILABLE	Lower Level: Up to 5,500 SF (May be subdivided)
YEAR BUILT	2000
RENT	Gross Rent: Lower Level: \$8.00/SF
UTILITIES	Not included in above rent

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